



## DEVELOPMENT SERVICES

### 2005 Performance Report

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Development Services is responsible for the review of preliminary plans for development projects such as land divisions, apartment complexes and commercial and industrial centers. The State of Washington and Clark County Code set out decision deadlines for the review of these development plans. The attached report provides a summary of Development Services Division's plan review performance for 2005 relative to these deadlines.



During 2005, Development Services met county deadlines **100%** of the time. When Type I decisions issued by the Permit Services Division are added in, Community Development met county deadlines **91%** of the time. When compared to state performance standards, Community Development met deadlines **99%** of the time.

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The county maintains a permit tracking system known as Permit Plan. The data contained in this report is drawn from Permit Plan for the year 2005. The report is organized by type of review (i.e., Type I, II or III review, where the impacts are low for Type I reviews and high for Type III reviews), and includes a pre-application conference and fully complete review summary. This report includes the average time it takes to receive a decision by type of review. It also provides percentages on how often applicants request project holds and the average duration of those holds.



If you have any questions about the report, or have suggestions for improvement, please contact Michael V. Butts, Development Services Manager at (360) 397-2375, Ext. 4137.

## **EXECUTIVE SUMMARY**

### **Type I Review Decisions**

#### **County 21-day deadline**

Total **792** decisions with 719 or **91%** within deadline

Development Services Division: 551 decisions with 551 or **100%** within deadline;

Permit Services Division = 241 decisions with 168 or **70%** within deadline)

#### **State 120-day deadline**

792 decisions with 791 or **100%** within deadline

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### **Type II Review Decisions**

#### **County 78-day deadline**

108 decisions with 107 or **99%** within deadline

#### **State 120-day deadline:**

108 decisions with 108 or **100%** within deadline

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### **Type III Review Decisions**

#### **County 92-day deadline**

146 decisions with 146 or **100%** within deadline

#### **State 120-day deadline**

146 decisions with 146 or **100%** within deadline

### **Overall Type 1-2-3 Performance**

**Development Services (DS):** 805 decisions with 804 or **100%** within county deadline

**Permit Services (PS):** 241 decisions with 168 or **70%** within county deadline

#### **Combined DS + PS**

1046 decisions with 972 or **93%** within county deadline

#### **State 120-Day deadline**

1046 decisions with 1045 or **100%** within state deadline

**CLARK COUNTY  
DEVELOPMENT SERVICES  
DIVISION**

**2004 PERFORMANCE  
REPORT**

**TYPE 1 REVIEWS**

**Development Services Division:**

Total decisions issued:	551
Decisions under 21 days:	551 or 100%
Average days to decision:	
With holds:	19
Without holds:	15
Total holds placed on apps:	79
Average days on hold:	32
Range of days on hold:	0-296
Range of days to decision:	
With holds:	0-300
Without holds:	0-21
<b>Overall Performance</b>	<b>100%</b>

**Permit Services Division:**

Total decisions issued:	241
Decisions under 21 days:	168 or 70%
Average days to decision:	
With holds:	32
Without holds:	21
Total holds placed on apps:	60
Average days on hold:	45
Range of days on hold:	1-359
Range of days to decision:	
With holds:	0-381
Without holds:	0-359
<b>Overall Performance</b>	<b>70%</b>

**Total Performance**

Total decisions issued:	792
Decisions under 21 days:	719 or 91%
Average days to decision:	
With holds:	23
Without holds:	18
Total holds placed on apps:	139
Average days on hold:	38
Range of days on hold:	1-359
Range of days to decision:	
With holds:	0-381
Without holds:	0-354
<b>Overall Performance – 91%</b>	

Average time to receive Type 1 Decision:  
23 days, with holds  
18 days, without holds

## **TYPE II REVIEWS**

### **Development Services Division:**

Total decisions issued: 108  
Decisions under 78 days: 107 or 99%  
Average days over deadline: 12  
Range of days over deadline: 0-12  
Total holds placed on apps: 43 or 40%  
Average days on hold: 35  
Range of days on hold: 4-196

### **Overall Performance – 100%**

Average time to receive decision after  
fully complete:  
80 days, with holds  
62 days, without holds

## **TYPE III REVIEWS**

### **Development Services Division:**

Total decisions issued: 146  
Hearings held under 78 days: 146 or  
100%  
Average days over deadline: 0  
Range of days over deadline: 0  
Reports issued 15 days b/4 hearing:  
146 or 100%  
Average days over deadline: 0  
Range of days over deadline: 0  
Decisions issued under 92 days: 146  
Average days over deadline: 0  
Range of days over deadline: 0  
Total holds placed on apps: 49 or  
34%  
Average days on hold: 41  
Range of days on hold: 0-43

### **Overall Performance – 99%**

Average time to receive a Type III  
decision after fully complete:  
92 days, with holds  
78 days, without holds

## **PREAPP CONFERENCES**

Total conferences held: 312  
Conferences held under 28 days:  
312 or 100%  
Average days over deadline: 0  
Range of days over deadline: 0  
Average time to conference: 23  
days  
Reports mailed under 7 days: 312 or  
100%  
Average days over deadline: 0  
Range of days over deadline: 0  
Average time to receive report: 5 days

### **Overall Performance – 100%**

Average time for pre-app conference:  
23 days

### **Overall Performance – 100%**

Average time to receive FC  
determination:  
20 days, with holds  
19 days, without holds

## **FULLY COMPLETE REVIEW**

Type II & III reviews: 274  
Fully complete: 188  
Not fully complete: 86  
First determination issued < 21 days:  
99%  
Average: 20 days  
Range: 2-21 days  
Second determination issued < 14 days:  
100%

Determinations issued by review, FC &  
NFC

First Review: 215  
Average days to decision: 20  
Range of days to decision: 2-21

Second Review: 54  
Average days on hold: 10  
Range of days on hold: 1-56

Third Review: 5  
Average days on hold: 0  
Range of days on hold: 1-0

## **STATE DEADLINES**

The State requires the county to issue land use decisions within 120 days of an application becoming fully complete. However, applicants may request holds on their applications to submit revised or additional information required by county code.

Total apps received in 2005:	1395
(Minus Sepa & Archaeological)	
Total decisions issued:	1046
Type 1:	792
Type 2:	108
Type 3:	146
Total holds requested:	231

Decisions issued <b>before</b> State deadline:	
With holds:	1010
Without holds:	1045

Decisions issued <b>after</b> State deadline:	
With holds:	36
Without holds:	1

**Overall State Performance – 99%**